095.0	0004	0001.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,579,100	/	1,579,100
USE VALUE:	1,579,100	/	1,579,100
ASSESSED:	1,579,100	/	1,579,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		FALMOUTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GERSON MILES S
Owner 2:	
Owner 3:	
Street 1:	2 FALMOUTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOLAN DAVID D & SARA Q -
Owner 2:	-
Street 1:	PO BOX 292
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Clapboard Exterior and 4296 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9017.000	1,095,700		483,400	1,579,100
Total Card	0.207	1,095,700		483,400	1,579,100
Total Parcel	0.207	1,095,700		483,400	1,579,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.62 | /Parcel: 367.62

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0004-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,095,700	0	9,017.	483,400	1,579,100		Year end	12/23/2021
2021	101	FV	533,000	0	9,017.	483,400	1,016,400		Year End Roll	12/10/2020

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 16649

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN DAVID D &	75314-505	1	8/7/2020		1,675,000	No	No		
DEVLIN ROBERT G	72841-587	1	6/27/2019	Portion-Asst	470,000	No	No		Sub-division, sale of 9,017 sqft of land Devl

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2020	1275	Solar Pa	31,365	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2020	SQ Returned	MM	Mary M
9/9/2020	SQ Mailed	MM	Mary M
4/20/2020	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9017		Sq. Ft.	Site		0	70.	0.77	4									483,359						483,400	

Total AC/HA: 0.20700 | Total SF/SM: 9017 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 483,359 | Spl Credit: | Total: 483,400

USER DEFINED

User Acct	421627
GIS Ref	
GIS Ref	
Insp Date	04/20/20
	!16649!
Prior Id # 1:	62407
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	22:52:03

LAST REV

Date	Time
02/25/21	11:40:49
apro	

Patriot Properties Inc.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	A- - Very Good (-		
Year Blt:	2020	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.89444184
Const Adj.:	1.04989493
Adj $ / SQ:	122.079
Other Features:	111505
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1106724
Depreciation:	11067
Depreciated Total:	1095657

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

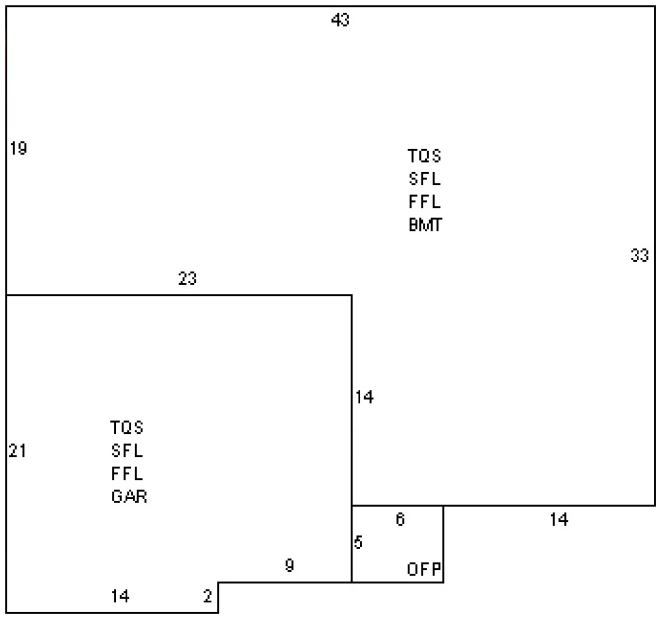
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	196.55
Special Features:	0	Val/Su Net:	186.09
Final Total:	1095700	Val/Su SzAd	255.08

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,562	122.080	190,688
SFL	Second Floor	1,562	122.080	190,688
TQS	3/4 Story	1,172	122.080	143,016
BMT	Basement	1,097	36.620	40,176
GAR	Garage	465	21.390	9,948
OFP	Open Porch	30	46.200	1,386

Net Sketched Area:	5,888			Total:	575,902
Size Ad	4295.5	Gross Area	6278	FinArea	4296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

095.0-0004-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	